

APR 01 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Visalia

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Reporting Period by Calendar Year: from 01/01/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Visalia
Reporting Period 01/01/2010 - 12/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income					
1524 -- 1528 South Court Street	2-4	R		3				3	RDA, HOME	Deed Restricted per Covenant Agreement to Low or Moderate Incomes	Rents, without assistance, for the area meet the definition of affordable as defined in Health and Safety Code Section 50052.5. Rents for three bedroom units in Visalia are below the fair market rent for the Visalia-Porterville area.
1530 -- 1534 South Court Street	2-4	R		3				3	RDA, HOME	Deed Restricted per Covenant Agreement to Low or Moderate Incomes	Rents, without assistance, for the area meet the definition of affordable as defined in Health and Safety Code Section 50052.5. Rents for three bedroom units in Visalia are below the fair market rent for the Visalia-Porterville area.

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1538 -- 1542 South Court	2-4	R	3	3	3	RDA, HOME	Deed Restricted per Covenant Agreement for Low or Moderate Income	Rents, without assistance, for the area meet the definition of affordable as defined in Health and Safety Code Section 50052.5. Rents for three bedroom units in Visalia are below the fair market rent for the Visalia-Porterville area.
(9) Total of Moderate and Above Moderate from Table A3			0	0	0			
(10) Total by income Table A/A3			9			9		
(11) Total Extremely Low-Income Units*								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with (c)(7) of Government Code Section 65583.1	subsection
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity						
(2) Preservation of Units At-Risk						
(3) Acquisition of Units			8	8	City, per Housing Element Programs 4.1, 4.4 & 4.6, which include state funding, including NSP funding acquired foreclosed properties and preserved them as affordable housing for lower income homebuyers.	
(5) Total Units by Income	0	0	8	8		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.

Total Units ▶ ▶

Note: units serving extremely low-income households are included in the very low-income permitted units totals

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
		Timeframe in H.E.	Status of Program Implementation
HE Program 1.1 Designate for Sufficient Land	Maintain sufficient land at various densities to accommodate City's regional share of housing	Review annually	Review of the supply of vacant land and development patterns over preceding year will be incorporated in each annual evaluation of City's implementation of its Housing Element
HE Program 1.4 Multiple-Family Development By Right	City shall encourage a mix of residential development types in the City	4/1/11	City Zoning Ordinance amended to allow multi-family residential developments by right for projects under 60 units.
HE Program 1.8 Zoning Ordinance Amendments	Zoning Ordinance Amendments to ensure consistency with changes to State law	Ongoing	Update Zoning Ordinance to comply with density bonus requirements under SB 1818 and SB 435.
HE Program 1.9 Increase Height in R-M-2	Increase height in multi-family zone	Ongoing	Increase the height in the R-M-2 zone to allow for three-story units. Zoning Ordinance updated to allow for a 35-foot height limit.
HE Program 2.1 Infill Site Inventory	Maintain a citywide inventory of potential residential infill sites of underutilized lots that allow residential	Ongoing	City maintains a spreadsheet of lots that have the potential to be developed with a mix of housing types. areas include the East Downtown area.
HE Program 2.2 Incentives for Downtown Housing	Provide incentives for high density housing in Downtown	Ongoing	City encourages downtown housing and has expedited mixed use projects in the downtown area when housing is included.
HE Program 2.6 Streamline Processing	Create a streamlined process for housing in the East Downtown Area	Ongoing	Streamline process for housing developments in the East Downtown area including multi-family developments. Ordinance has a 35-ft. height limit.
HE Program 2.7 Infill Site Assembly	Consolidation, assembly and development of infill parcels	Calendar year 2010	City shall allow lot consolidation request that include deed restricted affordable housing to be processed ministerially and shall provide incentives for lot consolidation. This process is ongoing.
HE Program 3.2 Multiple-Family Developments	Encourage and facilitate construction of affordable and market rate multi-family residential units	Annually	City has processed multi-family unit developments that were deed restricted and allowed for deviations from the Zoning Ordinance
HE Program 3.3. First-Time Homebuyer Program	Partner with CSET in assisting low and moderate-income families qualify for low interest second mortgage loan	Ongoing	City has assisted in this program which has resulted in securing financing for first-time homebuyers.
HE Program 3.7 Section 8 Housing Assistance Program	City shall continue to work with Tulare County Housing Authority in administering the Section 8 Housing Assistance Program	Ongoing	Ongoing

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HE Program 3.11 Availability of Funding Programs	City shall continue to participate in Federal, State and local housing assistance programs	Ongoing	Ongoing	
HE Program 4.1 Homebuyer Education Program Outreach	Support efforts of non-profit organizations in providing homebuyer education services by promoting their services on City websites	Ongoing	City will update City website to include information regarding homebuyer education.	
HE Program 4.4 Foreclosure Registration Ordinance	Ensure foreclosed homes are not a source of blight.	Ongoing	City has acquired 8 homes over the past calendar year using NSP to acquire, rehab and sell properties as affordable housing.	
HE Program 4.5 Foreclosure Acquisition	City shall work with qualified non-profit partners to acquire foreclosed properties, rehabilitate and redevelop as affordable housing	Ongoing	City has acquired 8 homes over the past calendar year using NSP to acquire, rehab and sell properties as affordable housing.	

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HE Program 6.1 Housing Rehabilitation	Enhance the quality of owner-occupied single-family housing and encourage private investment in city's residential areas	Ongoing	Ongoing
HE Program 6.2 Low-Income Rental Rehabilitation Program	Continue to promote and maintain rental housing affordability through Low-Income Rental Rehabilitation Program.	Ongoing	Ongoing
HE Program 6.4 Preservation of Existing Assisted Rental Housing Developments	Utilize CDBG and Cal HFA funds to upgrade substandard rental facilities including installation of smoke detectors, reinforced structures, City building permit inspections.	Ongoing	Ongoing

General Comments:

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